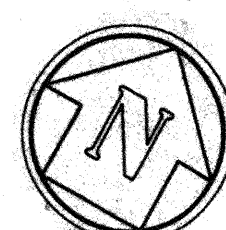


LOCATION MAP



SCALE: 1"=100'

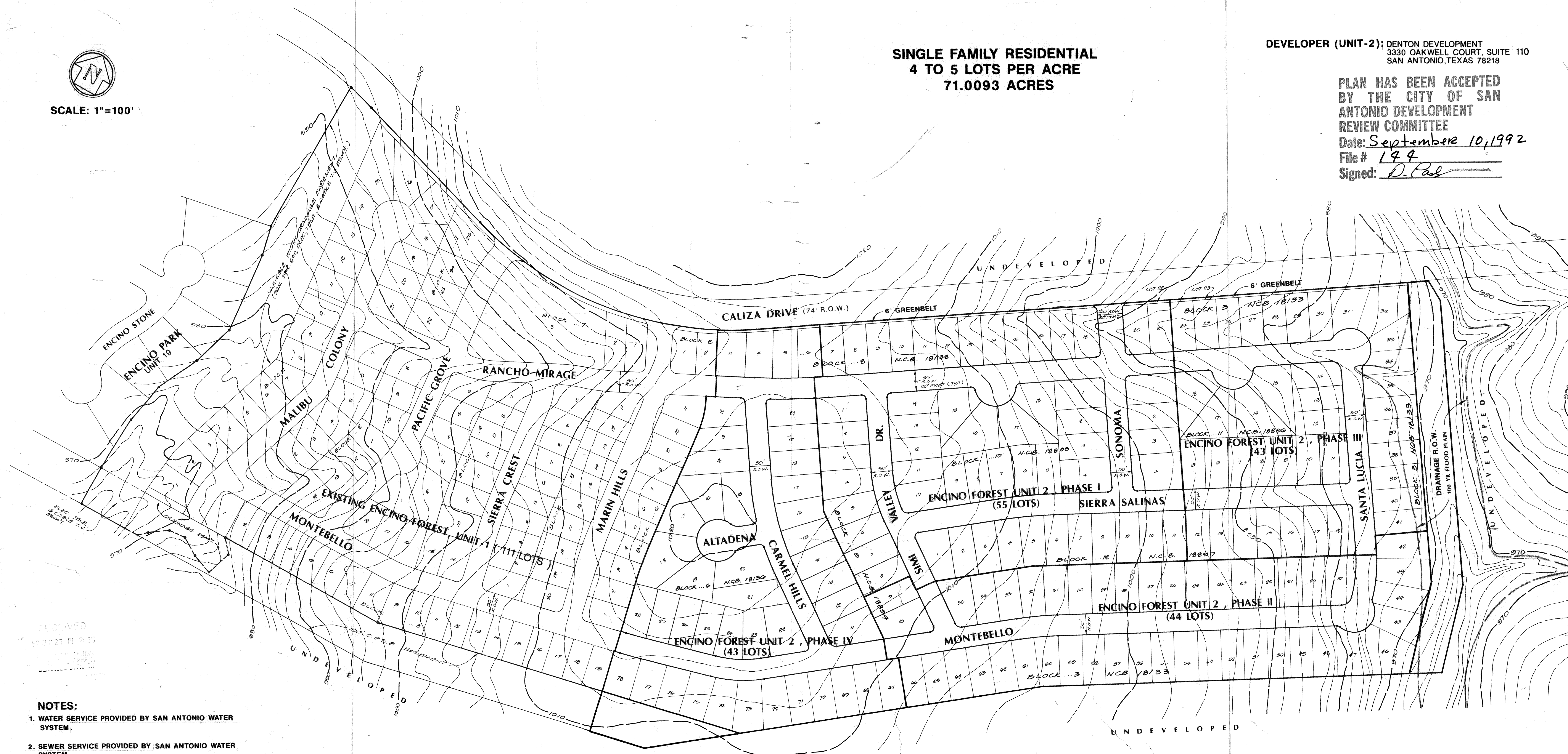
# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF ENCINO FOREST

( AUGUST, 1992 )

**SINGLE FAMILY RESIDENTIAL**  
**4 TO 5 LOTS PER ACRE**  
**71.0093 ACRES**

**DEVELOPER (UNIT-2):** DENTON DEVELOPMENT  
3330 OAKWELL COURT, SUITE 110  
SAN ANTONIO, TEXAS 78218

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: September 10, 1992  
File # 194  
Signed: D. Paul



- NOTES:**
1. WATER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  2. SEWER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  3. FOR ADJACENT PROPERTY OWNERS AND LAND USES, REFER TO ENCINO PARK MASTER PLAN, PREVIOUSLY SUBMITTED TO THE CITY BY VICKREY & ASSOCIATES.

**PREPARED BY**

**PAPE-DAWSON ENGINEERS**  
CIVIL & ENVIRONMENTAL  
9310 BROADWAY, SAN ANTONIO, TEXAS 78217

**NOTE:** THIS P.O.A.D.P. OF ENCINO FOREST SUPERSEDES A PREVIOUS P.O.A.D.P. DATED: MARCH, 1986.



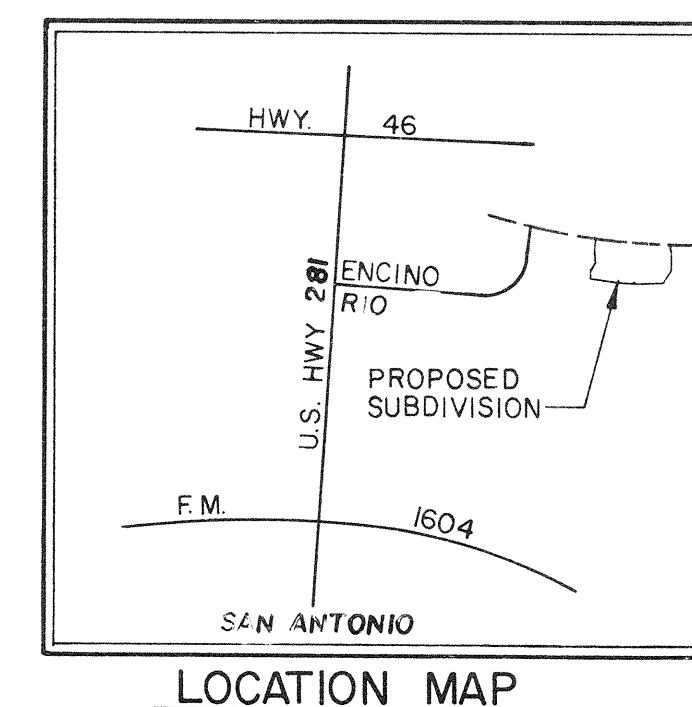
PROPOSED SCHOOL  
SITE

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF ENCINO FOREST

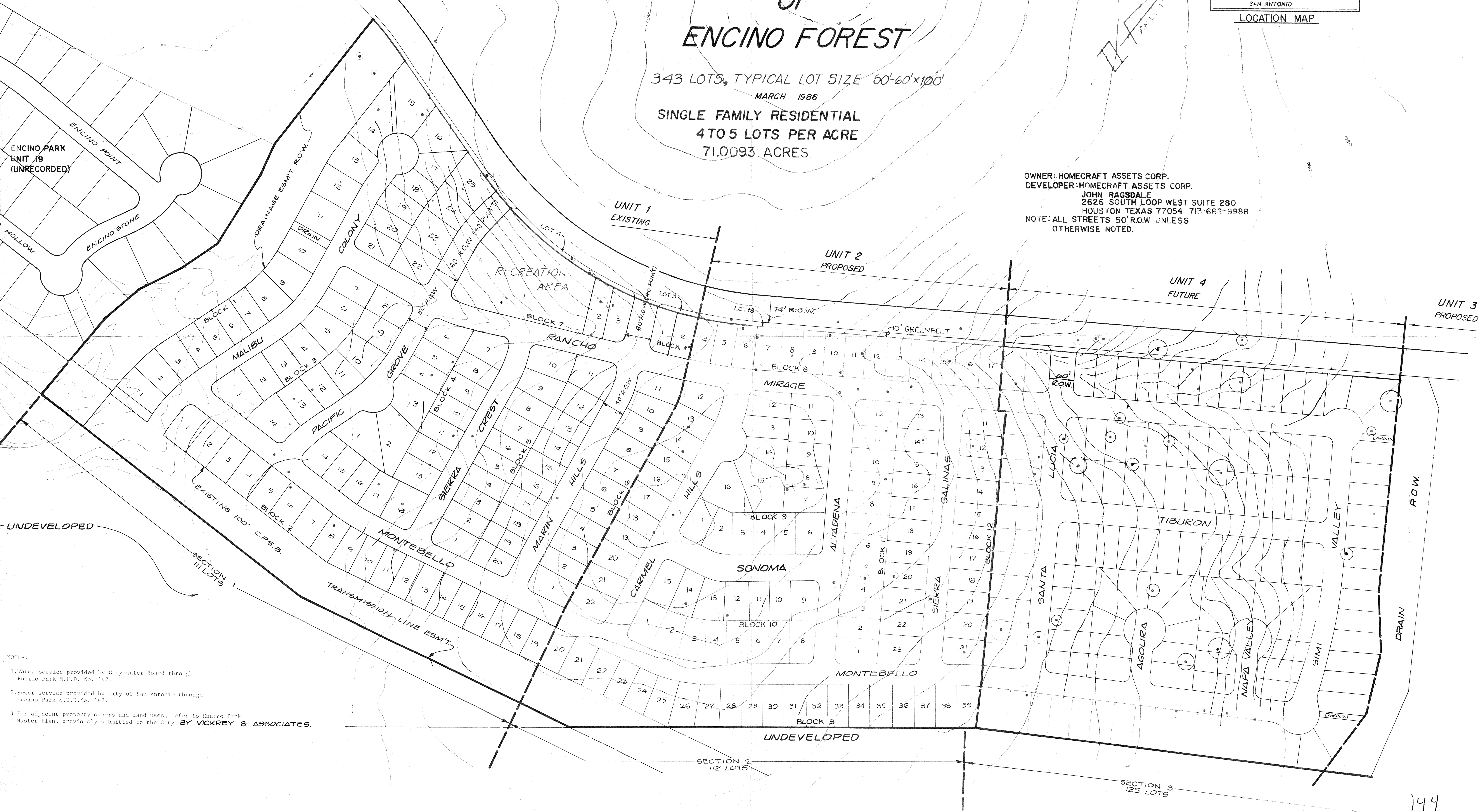
343 LOTS, TYPICAL LOT SIZE 50'-60'x100'

MARCH 1986

SINGLE FAMILY RESIDENTIAL  
4 TO 5 LOTS PER ACRE  
71.0093 ACRES



OWNER: HOMECRAFT ASSETS CORP.  
DEVELOPER: HOMECRAFT ASSETS CORP.  
JOHN RAGSDALE  
2626 SOUTH LOOP WEST SUITE 280  
HOUSTON TEXAS 77054 713-668-9988  
NOTE: ALL STREETS 50' R.O.W. UNLESS  
OTHERWISE NOTED.



- NOTES:
1. Water service provided by City Water Board through Encino Park M.U.D. No. 1&2.
  2. Sewer service provided by City of San Antonio through Encino Park M.U.D. No. 1&2.
  3. For adjacent property owners and land uses, refer to Encino Park Master Plan, previously submitted to the City BY VICKREY & ASSOCIATES.



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 84-17-65-86  
(To be assigned by the Planning Dept.)

GARDENS OF ENCINO PARK  
P.O.A.D.P. NAME

JOHN RAGSDALE  
HEMECRAFT ASSETS CORP.  
NAME OF DEVELOPER/SUBDIVIDER  
JIM BEAL (PROJECT ENG.)  
CHRIS L. WIBERG  
DANNENBAUM ENG. CORP.  
NAME OF CONSULTANT

2626 Solopwood Suite 280  
ADDRESS Houston  
77054

713 666-9988  
PHONE NO.

1400 BLANCO, SUITE 130, SA 78216  
ADDRESS

3408022  
PHONE NO.

GENERAL LOCATION OF SITE \_\_\_\_\_

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

- ☐ City Water Board  
☒ Other District ENCINO PARK #1 & 2  
Name  
☐ Water Wells

PROPOSED LAND USE

- ☒ Single Family  
☐ Duplex  
☐ Multi-Family  
☐ Business  
☐ Industrial

PROPOSED SEWER SERVICE

- ☐ City of San Antonio  
☒ Other System ENCINO PARK #1 & 2  
Name  
☐ Septic Tank(s)

DATE FILED Dec. 6, 1984

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE \_\_\_\_\_  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines;  
☒ (b) name of the plan and the subdivisions;  
☒ (c) scale;  
☒ (d) proposed land use(s) by location and type;  
☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);  
☒ (f) the proposed source and type of sewage disposal and water supply;  
☒ (g) contour lines at no greater than ten (10) foot intervals;  
☒ (h) projected sequence of phasing;  
☒ (i) existing and/or proposed zoning classification(s);  
☒ (j) known ownership and proposed development of adjacent undeveloped land; and  
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP. See P. 12-6-84

DISTRIBUTION: TRAFFIC 12-6-84

TRANSPORTATION STUDY OFFICE 12-6-81

COMMENTS: 10-29-84 spoke to Jim Beal project & requested additional info.

Committee discussed 12-7-81 no obj was offered



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. #86-17-66-60  
(To be assigned by the Planning Dept.)

Encino Forest POADP

P.O.A.D.P. NAME

Homecraft, John Ragdale

NAME OF DEVELOPER/SUBDIVIDER

2626 So. Loop West  
Suite 280

ADDRESS

PHONE NO.

Dannenbaum Eng. Corp

NAME OF CONSULTANT

7400 Blanco Rd., Suite 130  
San Antonio, Tx. 78216  
Houston, Tx. 77054

ADDRESS

340-8022

PHONE NO.

GENERAL LOCATION OF SITE \_\_\_\_\_

EXISTING ZONING (If Applicable) \_\_\_\_\_

PROPOSED WATER SERVICE

- ( ) City Water Board  
( ) Other District \_\_\_\_\_  
Name  
( ) Water Wells

PROPOSED LAND USE

- ( ) Single Family  
( ) Duplex  
( ) Multi-Family  
( ) Business  
( ) Industrial

PROPOSED SEWER SERVICE

- ( ) City of San Antonio  
( ) Other System \_\_\_\_\_  
Name  
( ) Septic Tank(s)

DATE FILED March 26, 1986

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE \_\_\_\_\_  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- \_\_\_\_ (a) Perimeter property lines;  
\_\_\_\_ (b) Name of the plan and the subdivisions;  
\_\_\_\_ (c) Scale of map;  
\_\_\_\_ (d) Proposed land uses by location, type, and acreage;  
\_\_\_\_ (e) Existing and proposed circulation system of collector, arterial,  
and local type "B" streets (clearly identified) and their relation-  
ship to any adjacent major thoroughfares; and any proposed alterna-  
tive pedestrian circulation system;  
\_\_\_\_ (f) Contour lines at intervals no greater than ten feet;  
\_\_\_\_ (g) Ownership from title and/or city or county records and, if known,  
proposed development for adjacent land;  
\_\_\_\_ (h) Existing adjacent or perimeter streets (including right-of-way  
widths), intersections and developments;  
\_\_\_\_ (i) One hundred (100) year flood plain limits as identified from the  
most current Flood Insurance Rate Maps published by the Federal  
Emergency Management Agency for the City of San Antonio and/or Bexar  
County;  
\_\_\_\_ (j) Location map indicating the location and distance of the POADP in  
relation to adjacent streets and at least two (2) major thoroughfares;  
\_\_\_\_ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_



Roy

# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

✓ March 31, 1986

Dannenbaum Engineers  
Mr. Sebastian O. Garcia  
7400 Blanco Road, Suite 130  
San Antonio, Texas 78216

RE: Encino Forest P.O.A.D.P.  
File #86-17-66-60

Dear Mr. Garcia:

The POADP Committee has reviewed and accepted your proposed plan for Encino Forest.

Please note that this action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions regarding this matter, please contact Roy Ramos or Edward Guzman at 299-7900.

Sincerely,

A handwritten signature in cursive script, reading "MCO'Neal".

Michael C. O'Neal  
Planning Administrator  
Department of Planning

MCO:RR:bc





September 10, 1992

Mr. David M. Evans, P.E.  
Pape-Dawson Engineers  
9310 Broadway  
San Antonio, Texas 78217

RE: Encino Forest Subdivision POADP, Plan #144

Mr. Evans:

The Development Review Committee has reviewed and accepted your revised Encino Forest Subdivision Preliminary Overall Area Development Plan #144. An approved copy is enclosed for your files.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP  
Acting Director of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

# TRANSMITTAL LETTER

DEC DANNENBAUM ENGINEERING CORPORATION

7400 BLANCO, SUITE 130, SAN ANTONIO, TEXAS 78216  
(512) 340-8022

PROJECT: ENCINO FOREST UNIT 2 & 3  
(Name, address)

PROJECT NO: 1590-46

DATE: 3/24/86

TO: CITY OF SAN ANTONIO  
PLANNING DEPT.

ATTN: Roy Ramos.

If enclosures are not noted, please  
inform us immediately.

If checked below, please

- ( ) Acknowledge receipt of enclosures.  
( ) Return enclosures to us.

WE TRANSMIT

- ☒ herewith ☐ under separate cover via  
☒ in accordance with your request

FOR YOUR:

- ☐ approval ☐ distribution to parties ☐ information  
☐ review & comment ☐ record  
☒ use ☐

THE FOLLOWING:

- ☒ Drawings ☐ Shop Drawing Prints ☐ Samples  
☐ Specifications ☐ Shop Drawing Reproducibles ☐ Product Literature  
☐ Change Order ☐

Copies	Date	Rev.No.	Description	Action Code
5			PO ADP. (ENCINO FOREST)	

ACTION A. Action indicated on item transmitted  
CODE B. No action required  
C. For signature and return to this office

D. For signature and forwarding as noted below under REMARKS  
E. See REMARKS below

REMARKS

COPIES TO:

( with enclosures )

☐  
☐  
☐  
☐  
☐  
☐

BY:

Sebastian D. Garcia



# LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO, TEXAS 78217  
512/824-9494 FAX 512/824-3491

TO PLANNING DEPT.

Date:	Job No.: <u>3120.00</u>
Attention:	<u>WILLIE VAUN</u>
RE:	<u>ENCINO FOREST UNIT 2</u>
FILE:	
<input checked="" type="checkbox"/> 1.0 Correspondence	
<input type="checkbox"/> 2.0 Design	
<input type="checkbox"/> 4.0 Construction	

WE ARE SENDING YOU ☒ Attached Under separate cover via \_\_\_\_\_ the following items:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Specifications    | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Copy of Letter |
| <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans         | <input type="checkbox"/> Samples        |
| <input type="checkbox"/> Change Order      |  |   |

COPIES	DATE	DESCRIPTION
<u>6</u>		<u>Preliminary Overall Area Development Plan</u>

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment  |   |   |
| <input type="checkbox"/> FOR BIDS DUE _____      |   | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US     |

REMARKS Revision

COPY TO \_\_\_\_\_

SIGNED

David M. Evans

If enclosures are not as noted, kindly notify us at once.

#2